

## **Zoning Board of Adjustment** *Town of Ferrisburgh, Vt.*

Approved – Minutes for meeting of April 6, 2016

**Members present:** Charlene Stavenow (chair), Bob Beach, Mike Delaney, Rayne Herzog, Dave Mentzer, John Paul, Norm Smith.

**Visitors:** Rod Cole, Franz Collas, Alan McKibben, Susan McKibben.

Charlene Stavenow, chair, opened the meeting at 7 p.m.

**Approval of minutes from March 2, 2016:** Bob Beach asked for a clarification to one sentence in the minutes from the previous meeting. In the report on the hearing on Application No. 15-106, involving property owned by Tom and Marcy Wisnowski at 245 Mile Point Road, a sentence describing the work reads, “They will be adding dormers and extending the wall to the deck.” He felt that this was somewhat confusing, and board members suggested amending the sentence to read, “... extending the exterior wall to align with the lakeside edge of the deck.” Norm Smith made a motion to approve the minutes of March 2, 2016, with the suggested change. Dave Mentzer seconded. Bob Beach, Mike Delaney, Rayne Herzog, Dave Mentzer, Norm Smith and Charlene Stavenow voted in favor. John Paul abstained. **Motion approved.**

### **HEARING No. 1**

**Application No. 16-001A.** Request by Alan and Susan McKibben for Conditional Use Approval to construct an accessory structure (a garage) within the Conservation Zoning District. Property is located at 838 Old Hollow Road, identified in the Town of Ferrisburgh tax maps as parcels 18/20/49 and 18/20/51, 13.22 acres in aggregate.

The hearing opened at 7:05 p.m. Alan and Susan McKibben were present to speak for the application. They hope to build a garage with three bays (two enclosed and one open carport), workshop space, and attic storage above the center bay. The garage will be about 36 feet wide, 38 feet deep and 22 feet tall at the top of the center bay. It will be located 42 feet east of the McKibbens’ existing house. The garage will be constructed in part with material salvaged during deconstruction of a dwelling on a smaller adjacent lot, recently purchased by the McKibbens. The two lots have now been merged into one 13.22-acre parcel. Alan McKibben said there is separate water and septic on the smaller lot, but they have no current plans to use it for the garage. The building will have electricity, which will be run underground from the McKibbens’ house. They also plan to have motion-detection security lights outside the garage. In answer to a board member’s question, Alan McKibben said the lights would be downcast and would not be on at all times.

Neighboring property owner Franz Collas attended the meeting. He said he had been concerned at first when he received notice of the project, thinking the application might be for a commercial garage. He said he had no issue with the project as described.

Mike Delaney made a motion to close the hearing. Rayne Herzog seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to approve the application, providing that any new lighting is downcast, and stipulating that the property owners would have to come back to the board for approval if and when they decide to add a bathroom to the garage. John Paul seconded. All voted in favor. **Application approved.**

## **HEARING No. 2**

**Application 16-002A.** Request by Kathleen Lyttleton for Conditional Use Approval to add a 15-foot by 15-foot enclosed screened porch to an existing seasonal dwelling in the Shoreland Zoning District. Property is located at 796 Woods Road, identified in the Town of Ferrisburgh tax maps as parcel 21/21/06 of 1.3 acres.

The hearing opened at 7:30 p.m. Rod Cole, contractor, was present to speak for the application. He said the property owner has applied for a state shoreland permit. He said the project will involve some alterations to the pitch of existing roofs, and that the new porch will have a metal roof. In answer to a board member's question, Cole said plans for the project do not call for the removal of any trees. There was a brief discussion about possible drainage issues on one side of the building, and a question about the support system for the new porch, which Cole said will involve piers, not a foundation.

Dave Mentzer made a motion to close the hearing at 7:40 p.m. Mike Delaney seconded. All voted in favor. **Motion approved.**

Mike Delaney made a motion to approve the application as presented, pending receipt of the state shoreland permit. John Paul seconded. All voted in favor. **Application approved.**

Bob Beach made a motion to adjourn the meeting at 7:45 p.m. Norm Smith seconded. All voted in favor. **Motion passed.**

Respectfully submitted,

Tim Etchells